141.0	0003	0018.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	964,200 / 964,200
					USE VALUE:	964,200 / 964,200
					ASSESSED:	964,200 / 964,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
66		WALNUT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MIDKIFF SHELLEY SUMNER
Owner 2:	
Owner 3:	
Street 1:	66 WALNUT STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BORUNDA MARIO--ETAL -
Owner 2:	BORUNDA MIDKIFF SHELLEY -
Street 1:	66 WALNUT STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 12,200 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1890, having primarily Clapboard Exterior and 2554 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	12200.000	414,000		550,200	964,200
Total Card	0.280	414,000		550,200	964,200
Total Parcel	0.280	414,000		550,200	964,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 377.53 | /Parcel: 377.5

Legal Description

User Acct 90779

GIS Ref

GIS Ref

Insp Date 03/24/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 141.0-0003-0018.0

!10904!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	414,100	0	12,200.	550,200	964,300	964,300	Year End Roll	12/18/2019
2019	101	FV	324,800	0	12,200.	550,200	875,000	875,000	Year End Roll	1/3/2019
2018	101	FV	320,100	0	12,200.	487,300	807,400	807,400	Year End Roll	12/20/2017
2017	101	FV	320,100	0	12,200.	408,700	728,800	728,800	Year End Roll	1/3/2017
2016	101	FV	320,100	0	12,200.	408,700	728,800	728,800	Year End	1/4/2016
2015	101	FV	302,000	0	12,200.	353,700	655,700	655,700	Year End Roll	12/11/2014
2014	101	FV	302,000	0	12,200.	341,900	643,900	643,900	Year End Roll	12/16/2013
2013	101	FV	302,000	0	12,200.	325,400	627,400	627,400		12/13/2012

PRINT

Date	Time
12/11/20	01:08:36

LAST REV

Date	Time
04/18/18	13:28:36

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10904

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BORUNDA MARIO--	65728-12		7/15/2015	Convenience	99	No	No		
	21397-240		9/1/1991		310,000	No	No		Y

USER DEFINED

Prior Id # 1:	90779
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/31/1994	235		16,000					ADDITION TO WDK

ACTIVITY INFORMATION

Date	Result	By	Name
3/24/2018	Inspected	CC	Chris C
3/9/2018	MEAS&NOTICE	HS	Hanne S
10/30/2008	Meas/Inspect	345	PATRIOT
1/6/2000	Inspected	276	PATRIOT
12/1/1999	Mailer Sent		
11/23/1999	Measured	243	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12200		Sq. Ft.	Site		0	70.	0.64	8									550,198						550,200	

Total AC/HA: 0.28007 | Total SF/SM: 12200 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 550,198 | Spl Credit | Total: 550,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1890	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	3	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.06111979
Const Adj.:	0.98990101
Adj $ / SQ:	136.552
Other Features:	86500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	562490
Depreciation:	148497
Depreciated Total:	413993

COMMENTS

OF=BMT SINK & XTRA SHOWER IN FBATH.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

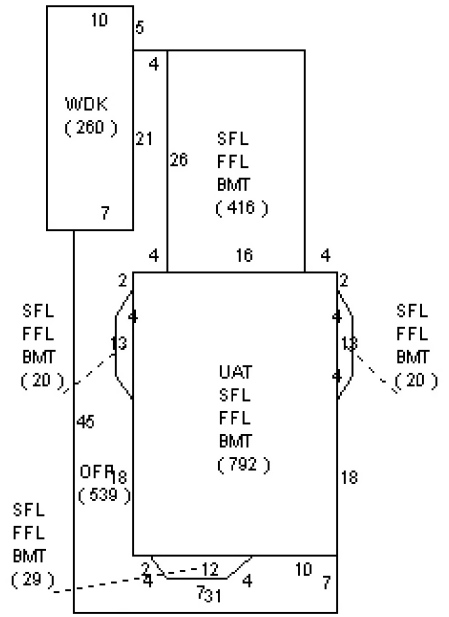
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	150.21
Special Features:	0	Val/Su Net:	85.75
Final Total:	414000	Val/Su SzAd	162.10

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,277	40.970	52,313
FFL	First Floor	1,277	136.550	174,377
SFL	Second Floor	1,277	136.550	174,377
OFP	Open Porch	539	19.360	10,437
WDK	Deck	260	9.750	2,534
UAT	Upper Attic	198	54.620	10,815
	Net Sketched Area:	4,828	Total:	424,853
Size Ad	2554	Gross Are	5422	FinArea 2554

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

141.0-0003-0018.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	